

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: 435 Bayshore LLC/
Royal Atlantic

Case #: 31-P-02

Date: 12/23/02

Comments:

1. Provide a copy of plat to Tony Irvine (City Surveyor at 828-5052) for review and obtain his signature prior to pre-Planning & Zoning Board review.
2. Plat is subject to Broward County land development code provisions including boundary easements and access evaluations, among other specific items.

Comments for DRC project number 135-R-02 on November 26, 2002 still apply.

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SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Lois Udvardy
954-828-5862

Project 435 Bayshore LLC/
Name: Royal Atlantic

Case #: 31-P-02

Date: 12/23/02

Plat Approval "Royal Atlantic" – NBRA

Plat note: This plat is restricted to 35 highrise unit condominiums

Site plan was reviewed by DRC November 26, 2002 (Case 135-R-02)

Comments:

1. Plat requires Planning and Zoning Board and City Commission approval.
2. This plat is subject to ULDR Sec. 47-24.5, Subdivision Regulations.
3. Tim Welch, Engineering Design Manager, and Tony Irvine, City Surveyor, will make technical comments regarding the plat. Mr. Welch and Mr. Irvine's signatures are required for pre-Planning and Zoning signoff for the plat prior to Planning and Zoning review.
4. Pursuant to ULDR Sec. 47-25.2.F. Adequacy requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for this development. The cash equivalent is \$22,050.
5. Contact Broward County Development Management Division to confirm the wording for the type of residential units for plat note – it may need to be highrise residential units instead of highrise unit condominiums as stated on plat.
6. The site plan for this development requires a Site Plan Level IV review and should be submitted for Planning and Zoning Board review at the same time as the plat.
7. Additional comments may be forthcoming at DRC meeting.